



Item No: 1
Meeting Date: August 26, 2014

To: Planning Commission

Date: August 21, 2014

Authorized By: Ron Munekawa
Chief of Planning

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Subject: PA14-045 Century Centre Parking Structure
Pre-Application; 1400 & 1450 Fashion Island Blvd.,
APN's: 035-440-690 & 035-440-700

RECOMMENDATION

That the Planning Commission review the proposed Century Centre Parking Structure project on a preliminary basis and provide input to the applicant and staff.

PROJECT DESCRIPTION

The proposed project consists of the construction of a new 90,500 square foot, three-level (two elevated levels), 304 space open parking garage. The garage will be located in an existing at-grade parking lot currently serving the Century Centre Office Complex. 143 existing parking spaces and associated landscaping will be removed. There will be 161 net new spaces added to the overall parking count, bringing the overall new parking count to 1,013 spaces. See the Parking Stall Summation tables on page 2.

The parking structure will be naturally ventilated throughout all three parking levels, and circulated through the park-on-ramps on the south side of the structure. The main pedestrian circulation will be provided by the elevator and stair located on the northwest corner of the structure and the second stair access located at the northeast part of the structure. The main structural system of this parking garage will be concrete columns with long-span, post-tensioned concrete beams and slabs.

The architectural finishes of the parking structure will be textured coating with the color similar to the existing office complex buildings which the parking structure will serve.

PARKING STALL SUMMATION

EXISTING PARKING SUMMATION					
	Van Accessible	Accessible	Standard	Compact	Total
(E) Site	2	17	668	165(19.4%)	852
Displaced Stalls	0	0	-143	0	-143
(E) Site with Displacement	2	17	525	165 (19.4%)	709

NEW PARKING STRUCTURE SUMMATION							
Level	Van Accessible (9'x18')	Accessible (9'x18')	Standard (8.5'x18')	Compact (8.5'x17')	Total	Sq. Footage	Sq.Ft./Stall
Ground	2	3	43	48	96	29,300	305
Second	0	0	68	42	110	32,700	297
Third	0	0	66	32	98	28,500	291
TOTAL	2	3	177	122 (40.1%)	304	90,500	298

TOTAL					
	Van Accessible (9'x18')	Accessible (9'x18')	Standard (8.5'x18')	Compact (8/5'x17')	TOTAL
New (E) Site	2	17	525	165	709
Parking Structure	2	3	177	122	304
TOTAL	4*	20*	702	287 (28.3%)	1,013
Net New Stalls					161**

* Accessible Parking: Total 21 spaces required, including 4 van accessible, 24 provided, including 4 van accessible.

** 161 net new stalls = 304 (parking structure) – 143 (displaced stalls)

Approximately 60 trees will be removed, including several heritage trees. The site plan shows a row of new trees to be planted on the south face of the garage along SR 92. A more detailed landscape plan will be prepared for the formal planning application.

SITE DESCRIPTION

The project site is developed with two high rise office buildings situated in the middle of an at-grade parking lot. The Century Centre Office Complex site is bounded by Fashion Island Boulevard to the north, Mariner’s Island Boulevard to the east, SR 92 to the south and Marina Lagoon to the west. The proposed garage footprint would occupy 32,700 square feet on a portion of the site that is approximately 51,400 square feet located in the southeast corner of the existing parking lot. The Site Location Map is attached as Attachment 1 and the Project Plans are included as Attachment 2.

BACKGROUND HISTORY

The Century Centre Office Complex was recommended for approval by the Planning Commission on November 28, 1983 and was approved by the City Council on December 19, 1983. The proposed buildings consisted of 284,350 square feet and the parking requirement was 865 spaces.

The current owner of the complex, Harvest Properties, recently acquired the property and noticed a significant shortage of parking to meet the current demand. Some of the existing tenants are utilizing their own valet parking and using the Caltrain Shuttle. Harvest Properties intends to construct the proposed parking structure to more realistically meet the current parking demand on site. Harvest Properties conducted a traffic study which concluded that the additional parking spaces would reduce vehicle trips to and from the project site by 160 trips during peak hours in the morning and evening.

In the meantime, Harvest Properties will implement a new parking management program on Monday, August 18th, to help alleviate the parking shortage. The program includes the following:

- Valet parking will be available M-F 8am – 6pm. Valet is optional yet highly encouraged for parkers w/designated parking passes. If no guest stalls are available valet services is mandatory.
- Valet service is provided by Lucas Valet Corp. (<http://www.lucasparking.com/>)
- 2 Shuttles / 9 Valet Attendants / 1 supervisor/15 min increments – shuttle for taking Valet Attendants to and from fairgrounds only, not for tenants or guests
- 100 parking spaces lease at SM Fairgrounds, option to increase # if needed
- Fisher Investments has gated/enclosed parking area for 319 stalls (red passes, fob access only, with designated security on site)
- All other stalls within property are by designated (blue) passes only – excluding designated areas/spots for ADA, Service, Motorcycle/Scooters, Guests, Leasing and Building Staff.
- Violators will receive notice and/or towed at owners expense
- Management has only issued parking passes for allotted amount of stalls per tenant agreement/lease, combined with Fisher Investments this should not exceed amount of available parking stalls
- Caltrain Shuttle service is provided – see Attachment 3.

CODE AND POLICY COMPLIANCE

General Plan: The General Plan Land Use Diagram designates the project site as Executive Office in the Marina Lagoon planning area. The proposed parking structure is consistent with the office use of the project site.

Zoning Code: The project site is zoned E1/6.2R, Executive Park with a Residential overlay. The proposed project is consistent with this zoning classification. The Zoning Code requires a ratio of one parking space per each 315 square feet of gross floor area for buildings over 100,000 square feet. The existing office complex was approved with a ratio of one space per each 334 square feet of gross floor area. The proposed additional parking spaces would provide a ratio of one space per each 281 square feet of gross floor area.

Mariner's Island Specific Plan: The proposed parking structure would be located within Site III, Century Centre, Planning Area of the Mariner's Island Specific Plan. The 10.53 acre site is currently built out to the maximum allowed floor area ratio of .62. However, the proposed parking structure would be exempt from floor area ratio calculations.

A summary of the relevant area and master plans and the major policies related to the Century Centre Parking Structure planning application are listed in Attachment 4.

Entitlements: The applicant would need the following entitlements:

1. Site Plan and Architectural Review (SPAR) for the design of the parking structure
2. Site Development Permit for the removal of a significant number of trees

Findings for the SPAR and Side Development Permit are included in Attachment 5.

Project Design Review: This project will require design review by the City's design review consultant. The consultant's review will focus on conformance with the Urban Design Element and relevant area and master plan design guidelines and policies as applicable.

Environmental Review: An environmental document will be prepared for the project. At this point, it has not been determined what type of environmental document will be prepared.

Environmental factors potentially affected include, but are not limited to:

- Aesthetics
- Transportation Circulation and Parking

ISSUES

On-site parking

The project site is located within the Mariner's Island Specific Plan. The existing office buildings were built in 1986 and met the development criteria of this plan. The proposed project would intensify the parking spaces but would not change the use or alter the design of the existing office buildings or other site improvements. The additional parking spaces would help alleviate

a parking shortage on site that currently causes employees to try to find parking on nearby local streets and to rely on valet parking and shuttle services provided by some of the tenants.

NEIGHBORHOOD INPUT

The applicant conducted a neighborhood meeting on August 6, 2014 at the site. The meeting was held at the project site. No members of the general public attended the meeting. However, two Planning Commissioners and 10 members of the project sponsor and design team were present, as well as the City project planner. The applicant presented a slide show of the proposed plans and discussed the issue of lack of sufficient parking on site. Concerns raised by the attendees included:

- Existing redwood trees and replacement with trees that do not require a lot of water
- Construction methods and architectural design to be more consistent with established design of the office buildings
- Displacement of 143 parking spaces during construction and type of valet/shuttle services to be provided during construction

A summary of the neighborhood meeting comments is included as Attachment 6.

PUBLIC OUTREACH/COMMENTS:

In accordance with Government Code section 65090, notice of this hearing was published in the Examiner newspaper 10 days before this Study Session. In accordance with Government Code section 65091 and the City's Municipal Code noticing requirements, this hearing was noticed to the following parties 10 days in advance of the neighborhood meeting and the Planning Commission study session:

- Property owners, residential tenants and business tenants within 1,000 feet of the project site;
- The City's "900 List" which contains nearly 100 Homeowner Associations, Neighborhood Associations, local utilities, media, and other organizations interested in citywide planning projects;
- The City's Planning E-Notify Email list; and,
- The interested parties list which includes interested individuals who contacted the City and requested to be added to the project notification list.

No public comments have been received to date.

SUMMARY AND NEXT STEPS

At this time, staff is seeking Planning Commission comments and input on the following issues:

- Preliminary Design – Architectural style, building materials, massing and building form.

- Landscape Screening along southern face adjacent to Highway 92 – Type of landscape screening and removal/preservation of existing trees.
- Parking – Need for additional onsite parking.

Following this study session, the applicant will revise the plans as necessary to respond to comments from staff and the Planning Commission and submit a formal planning application.

ATTACHMENTS

1. Location Map
2. Preliminary Project Plans
3. Caltrain Shuttle
4. Policies
5. SPAR and SDPA Findings for Approval
6. Neighborhood Meeting Summary

CC (AR and attachments (hardcopy) via USPS First Class Mail)

Tom Wagner, Harvest Properties
John Purinton, Watry Design, Inc.

CC (Website link to AR and attachments via Email)

Interested Parties and Neighborhood Meeting Attendees (if email address was provided)